



**McArthur  
Stanton**

Letting & Estate Agents

Flat 0/2

67 East Princes Street, Helensburgh, Argyll And Bute. G84 7DG

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Located a short level walk to Helensburgh town centre, Flat 0/2, 67 East Princes Street is a rarely available main door one-bedroom ground floor flat that has access to a shared garden.

Ideally suited to a first-time-buyer or buy-to-let investor the property does require a degree of modernisation which is reflected in the competitive Offers Over price. On entering there is a welcoming porch and L shaped entrance hallway which has a useful store cupboard. The lounge is a well-proportioned space and has ample space for a small dining table and chairs if required. The kitchen is fitted with a selection of units and worktops and has space for free-standing whitegoods. The flat has one bedroom and a good-sized bathroom.

Externally the flat has access to a shared communal garden with the building being split five ways. The location of the property is ideal being a short distance from the town centre and train station.

EPC Band D  
Council Tax Band B



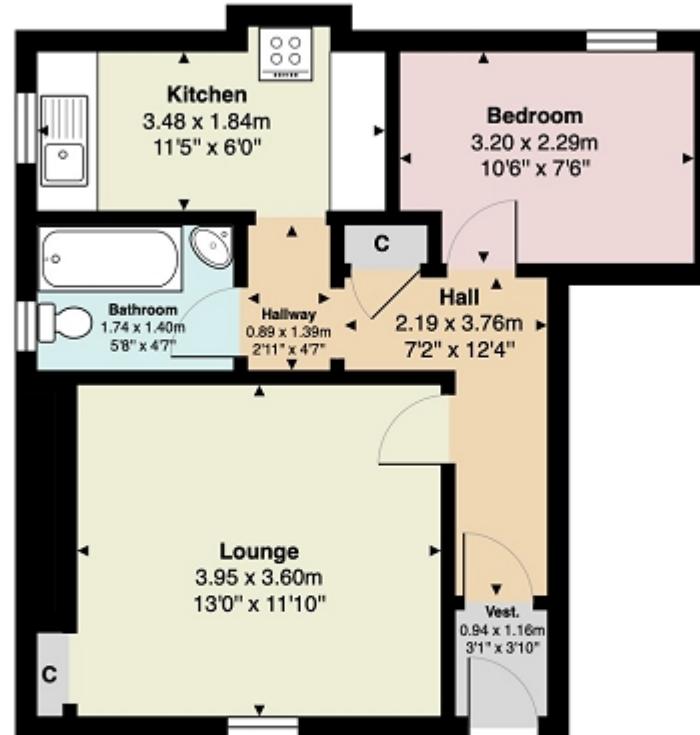
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## Measurements

Porch	3' 10" x 3' 01" or 1.17m x 0.94m
Hallway	12' 04" x 7' 02" or 3.76m x 2.18m
Hallway	4' 07" x 2' 11" or 1.40m x 0.89m
Lounge	13' 0" x 11' 10" or 3.96m x 3.61m
Kitchen	11' 05" x 6' 0" Max Max or 3.48m x 1.83m Max
Bedroom 1	10' 06" Max x 7' 06" Max or 3.20m Max x 2.29m Max
Bathroom	5' 08" x 4' 07" or 1.73m x 1.40m



All measurements are approximate and for display purposes only

Contact our office for further details



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Tel (01436) 678822

NOTE: These details have been prepared for guidance. If there is any point which you find misleading please contact McArthur Stanton where further information is available. Measurements have been taken from wall to wall, unless otherwise stated, and have been recorded by use of a sonic beam. Services and appliances not tested. Details have been prepared by January 2026. If required, we can arrange for a property market appraisal to be carried out on your existing property.

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